### TREE ASSESSMENT REPORT

### 3535 Garrett Drive

Santa Clara, California

Prepared for:

### Mr. Dennis Taniguchi Principal

### **Taniguchi Landscape Architecture**

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### Introduction

Menlo Equities is planning to develop a property known as 3535 Garrett Drive located in the City of Santa Clara, California. Ralph Osterling Consultants, Inc. (ROC) was retained to assess the trees located on the property for overall condition and suitability for preservation. In addition, ROC was asked to include a Tree Protection Plan based on currently available site information.

A visual assessment of the trees was made from the ground. No samples were collected for laboratory analysis, the trees were not entered and a root crown examination was not performed on any of the assessed tree.

The trees were affixed with numerical aluminum tags for reference purposes in the report and tree location map copy.

The trunk diameter of trees was measured with a diameter tape at the height of 54 inches above grade in the manner specified in the Council of Tree and Landscape Appraisers (CTLA) Plant Appraisal Guide 9<sup>th</sup> edition published by the International Society of Arboriculture (ISA).

### Observations and Discussion

ROC visited the 3535 Garrett Drive to complete a tree assessment of all trees located on the property. A total of 145 trees comprised of 10 tree species were assessed. The tree species by common name are attached in Table 1. See below for Species Count:

42	Chinese Pistache trees
1	Eucalyptus redgum
20	Evergreen pear
1	Magnolia
6	Maple
23	Plum purple leaf
1	Poplar
36	Redwood
6	Sycamore
9	Tulip poplar

In general, the assessed trees displayed a lack of proper tree care from a lack of adequate irrigation and poor pruning practices. A lack of adequate irrigation in particular has impacted the overall condition of the coast redwoods. This species requires deep watering when planted in warm climates. Another important irrigation issue is the coast redwood's low tolerance to reclaimed water and <u>only</u> potable water is recommended.

The coast redwood located along the perimeter of the property are currently filling the planting area both above ground and below. Currently these trees are stressed due to lack of maintenance and irrigation. These trees will continue to exhibit reduced growth. It appears that the redwoods were originally planted on about 15 foot centers. They now have grown and filled in for nearly full crown closure creating a highly competitive condition. The roots are most likely in a similar condition. ROC professionally recommends the redwoods be thinned by removing every other tree to allow full development and reduced competition. The stumps of the removed trees should be ground to 12 inches below grade to prevent sprouting and the holes backfilled with friable soil. Pruning of the redwoods at this time is not recommended except for safety reasons.

### **Conclusions**

The preservation of well-tended mature trees enhances both the site environment and property value. However, past tree maintenance, tree selection and tree planting practices have created challenges for quality tree preservation. an effective tree protection plan that is properly implemented is expected to extend the life of those selected trees determined to be moderately or highly suitable for preservation.

TABLE 1 – TREE SPECIES BY COMMON NAME

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1401	Chinese Pistache	F	Р	Р	12
1402	Chinese Pistache	F	Р	Р	16
1403	Redwood	G	G	G	23
1404	Chinese Pistache	F	Р	Р	5
1405	Chinese Pistache	F	Р	Р	7
1406	Redwood	G	G	G	28
1407	Redwood	G	G	G	26
1408	Redwood	G	G	G	29
1409	Redwood	G	G	G	30
1410	Redwood	G	G	G	29
1411	Redwood	G	G	G	31
1412	Chinese Pistache	Р	Р	Р	6
1413	Chinese Pistache	Р	Р	Р	10
1414	Chinese Pistache	F	F	F	13
1415	Chinese Pistache	Р	Р	Р	4
1416	Chinese Pistache	F	F	F	10
1417	Redwood	G	G	G	30
1418	Redwood	G	G	G	27
1419	Redwood	G	G	G	22
1420	Redwood	G	G	G	25
1421	Redwood	G	G	G	27
1422	Redwood	G	G	G	23

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1423	Redwood	G	G	G	26
1424	Redwood	G	G	G	26
1425	Redwood	G	G	G	27
1426	Redwood	G	G	G	28
1427	Redwood	G	G	G	27
1428	Redwood	G	G	G	30
1429	Redwood	G	G	G	29
1430	Redwood	G	G	G	30
1431	Redwood	G	G	G	31
1432	Chinese Pistache	G	G	G	9
1433	Sycamore	G	G	G	11
1434	Redwood	F	G	G	11
1435	Redwood	G	G	G	13
1436	Redwood	G	G	G	13
1437	Chinese Pistache	Р	VP	VP	11
1438	Chinese Pistache	G	F	F	4
1439	Chinese Pistache	F	F	F	8
1440	Chinese Pistache	G	G	G	11
1441	Chinese Pistache	G	G	G	11
1442	Chinese Pistache	G	G	G	11
1443	Chinese Pistache	F	Р	Р	4
1444	Redwood	G	G	G	10
1445	Redwood	G	G	G	12
1446	Redwood	G	G	G	15

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1447	Sycamore	G	G	G	13
1448	Sycamore	G	G	G	13
1449	Sycamore	G	G	G	12
1450	Sycamore	F	G	G	12
1451	Sycamore	F	G	G	13
1452	Redwood	G	G	G	12
1453	Redwood	G	G	G	12
1454	Chinese Pistache	Р	Р	VP	4
1455	Chinese Pistache	Р	Р	VP	6
1456	Chinese Pistache	F	F	F	12
1457	Chinese Pistache	F	Р	Р	8
1458	Chinese Pistache	Р	Р	Р	10
1459	Redwood	G	G	G	9
1460	Redwood	G	G	G	10
1461	Redwood	G	G	F	6
1462	Redwood	G	G	F	6
1463	Redwood	G	G	G	10
1464	Redwood	G	G	G	13
1465	Poplar	G	G	G	1, 2
1466	Chinese Pistache	Dead	Dead	Dead	Dead
1467	Eucalyptus Redgum	Р	F	F	20
1468	Chinese Pistache	Dead	Dead	Dead	Dead
1469	Plum purple leaf	F	F	F	3
1470	Plum purple leaf	F	F	F	2

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1471	Plum purple leaf	F	F	F	3
1472	Chinese Pistache	F	F	F	8
1473	Chinese Pistache	G	G	G	12
1474	Chinese Pistache	G	F	F	6
1475	Chinese Pistache	G	F	F	13
1476	Chinese Pistache	F	Р	Р	8
1477	Chinese Pistache	G	G	G	11
1478	Plum purple leaf	G	G	G	2
1479	Plum purple leaf	G	G	G	2
1480	Plum purple leaf	G	G	G	2
1481	Plum purple leaf	Р	Р	Р	7 disease
1482	Plum purple leaf	VP	VP	VP	7 disease
1483	Chinese Pistache	G	F	F	10
1484	Chinese Pistache	G	F	F	10
1485	Chinese Pistache	G	G	G	10
1486	Chinese Pistache	Р	VP	VP	12
1487	Chinese Pistache	G	G	G	10
1488	Chinese Pistache	F	Р	Р	7
1489	Plum purple leaf	Р	Р	VP	5
1490	Plum purple leaf	G	G	G	2
1491	Plum purple leaf	Р	VP	VP	6
1492	Plum purple leaf	G	G	G	3
1493	Plum purple leaf	Р	VP	VP	7
1494	Plum purple leaf	Р	VP	VP	8

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1495	Plum purple leaf	VP	VP	VP	7
1496	Plum purple leaf	VP	VP	VP	8
1497	Plum purple leaf	G	G	G	3
1498	Plum purple leaf	G	G	G	3
1499	Plum purple leaf	VP	VP	VP	7
1500	Plum purple leaf	VP	VP	VP	8
1601	Chinese Pistache	VP	F	VP	10
1602	Chinese Pistache	F	VP	VP	11
1603	Chinese Pistache	F	VP	Р	13
1604	Chinese Pistache	Р	F	Р	9
1605	Chinese Pistache	Р	Р	Р	9
1606	Chinese Pistache	F	Р	Р	10
1607	Plum purple leaf	VP	VP	VP	5
1608	Plum purple leaf	VP	VP	VP	9
1609	Plum purple leaf	VP	VP	VP	8
1610	Maple	F	G	G	1
1611	Maple	G	G	G	1
1612	Maple	G	F	G	1
1613	Maple	G	G	G	2
1614	Maple	G	G	G	1
1615	Evergreen Pear	F	VP	Р	6
1616	Evergreen Pear	Dead	Dead	Dead	4
1617	Evergreen Pear	F	F	F	9
1618	Evergreen Pear	F	Р	Р	4

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1619	Tulip Poplar	Р	Р	Р	13
1620	Tulip Poplar	Р	VP	VP	13
1621	Tulip Poplar	Р	VP	VP	14
1622	Tulip Poplar	Р	Р	Р	19
1623	Tulip Poplar	F	Р	Р	26
1624	Evergreen Pear	G	F	F	4
1625	Evergreen Pear	G	F	F	3
1626	Magnolia	G	G	G	4
1627	Tulip Poplar	F	Р	Р	19
1628	Evergreen Pear	F	Р	Р	6
1629	Evergreen Pear	F	Р	Р	6
1630	Evergreen Pear	Р	Р	Р	3
1631	Evergreen Pear	F	Р	Р	6
1632	Evergreen Pear	G	Р	Р	8
1633	Tulip Poplar	VP	VP	VP	8
1634	Maple	G	G	G	1
1635	Tulip Poplar	F	VP	VP	15
1636	Tulip Poplar	Р	VP	V	11
1637	Evergreen Pear	F	VP	VP	2
1638	Evergreen Pear	G	Р	Р	3
1639	Evergreen Pear	F	Р	Р	2
1640	Evergreen Pear	F	Р	Р	2
1641	Evergreen Pear	F	F	F	3
1642	Evergreen Pear	F	Р	Р	3

TAG	SPECIES	STRU	HEALTH	O/A	DIA (Inches)
1643	Evergreen Pear	F	F	F	3
1644	Evergreen Pear	F	F	F	3
1645	Evergreen Pear	F	F	F	2

### TABLE 2

### Evaluation Factors for Determining Overall Tree Condition

1-Very Poor Trunk has large pockets of decay, is weakly bifurcated lean. Limbs or branches are poorly attached or dead	
2-Poor Limbs or branches are poorly attached or developed Symmetrical. Trunk has a lean.	I. Canopy is not
3-Fair Trunk, limb and branch development though flawed i species	is typical of this
4-Good Trunk is well developed with well-attached limbs and some flaws but hardly visible.	branches have
5-Very In addition to attributes of a good rating, the tree exh Good developed root flare and a balanced canopy.	nibits a well

### Health

1-Very Poor	Tree displays severe dieback of branches, canopy is extremely sparse.
	May exhibit extensive pathogen infestation. Or tree is dead.
2-Poor	Tree displays some dieback of branches, foliar canopy is sparse, little to
	no signs of new growth or vigor. Possible pathogen infestation.
3-Fair	Tree is developing in a manner typical to others in the area. Canopy is
	full.
4-Good	New growth is vigorous as evidenced by stem elongation and color.
	Canopy is dense.
5-Very	In addition to attributes of a good rating, tree is displaying extremely
Good	vigorous growth and trunk displays a pattern of vigor cracks or lines.

### **EXHIBIT 1**

### TREE PROTECTION PLAN



### Introduction

In order to establish the importance of protecting mature trees, these recommendations are to be included as a detail on the final site plan used for construction.

A Certified Arborist or qualified Registered Professional Forester is to be retained to act as the Project Forester to monitor any construction activities that may impact the health of trees at the site.

A site meeting to review the Tree Protection Plan with those whose work may impact protected trees is recommended. Participants should include but not limited to the general contractor, sub-contractors, architect, landscape architect or designer, landscapers, engineer and the Project Forester.

Design or construction plans that may impact protected trees are to be reviewed by the Project Forrester prior to plan approval. Such plans may include but not limited to building footprints and elevations, demolition, grading, improvement, utility or drainage.

### 1. Preconstruction Items

### Tree Work

- Prior to the start of grading and construction, all protected trees must be checked for adequate clearance from equipment and construction activities.
- Tree Removals are to be performed prior to commencement of construction activities.
   Removal of trees is to be accomplished in a manner that does not damage protected trees or desired vegetation. The tree contractor must notify the Project Forester prior to beginning work if collateral damage is thought to be unavoidable.
- All tree work (pruning and removals) is to be performed by a State of California Licensed Tree Contractor. All pruning is to be performed or directed by a Certified Forester or a Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standards Institute (ANSI) for Tree Care Operations (Z133.1) and Pruning (A300). The Project Forester should monitor any pruning of the trees.
- The stumps are to be ground out with a stump grinder to a depth of 12 inches or as approved by the City. Before grinding contact the Underground Service Alert Company to mark the location of all underground utilities. Exceptions to the depth must be approved by the Project Forester prior to beginning the work.

### Mulch

A 6-inch layer of coarse mulch or clean wood chips is to be placed on the exposed soil
within tree protection fencing of each protected tree or group of protected trees as
determined by the Project Forester.

### <u>Tree Protection and Tree Protection Zone (TPZ)</u>

- Tree protection barriers are to consist of Chain link fencing 6 feet or higher mounted on 2 inch metal posts driven 2 feet into the ground.
- Trunk wraps are to be used when recommended by the Project Forester.
   (See item 1.4)
- For trees along the perimeter; tree protection fencing is to follow the edge of exposed soil around a protected tree or group of protected trees to form a closed loop.
- Warning signs are to be prominently displayed on each fence. Please use the attached examples. The sign is to be laminated or otherwise made weather resistant.
- The configuration of the tree protection fencing is to be approved by Project Forester and may be adjusted only with authorization from the Project Forester.

### Trunk Wraps

- Where the Project Forester has determined that tree protection fencing will interfere with the safety of work crews, an alternative form of tree protection is the Tree Wrap as described below:
- The trunk is to be wrapped with a layer of orange plastic construction fencing as padding from the ground to the first branch. Wooden slats 2-inches thick are to be bound securely on the outside of the plastic fencing. A single layer of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Project Forester.
- Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade.
- Damaged straw waddle is to be immediately replaced.

### Watering of Trees

- Prior to the commencement of construction activities (demolition, grading, excavation, etc.) All subject trees are to receive supplemental watering as per the recommendations of the Project Forester. Water is to be applied to exposed soil within the dripline of the tree using care to avoid wetting the trunk of the tree.
- Only potable water or water from a fire hydrant is to be used for watering the trees. Reclaimed water is not to be used for watering trees.
- Water can be provided by permeable (soaker) hose or a temporary irrigation system.
- When using a soaker hose or a temporary irrigation system apply water at a rate of pressure that will avoid runoff. Apply water until the soil is moist to a depth of 18 inches.

When using a soaker hose or temporary irrigation system install a timing valve or battery
operated irrigation valve to prevent overwatering the trees. Refer to the Project Forester
for scheduling irrigation.

### 2. During Construction

### Restrictions within and closely around the Tree Protection Zone (TPZ):

- All work within the TPZ and dripline (whichever is greater) is to be monitored or authorized by the Project Forester.
- All work within the TPZ and dripline (whichever is greater) is to be performed by hand or hand held equipment.
- Boring or the use of an "air spade" is encouraged for authorized excavation within the dripline or TPZ of trees.
- Do not store materials, soil, supplies or debris within the TPZ.
- Do not apply herbicides within the TPZ or near protected trees without written authorization from the Project Forester.
- Do not park vehicles or equipment within the TPZ.
- Do not discharge exhaust into the foliage of protected trees.
- Do not trench, dig or otherwise excavate within the TPZ without authorization from the Project Forester.
- Do not spill, dump or allow runoff of damaging materials within the TPZ.

### Additional Tree Pruning

 Any additional tree pruning needed for clearance during construction must be performed by a Certified Forester or a Certified Tree Worker and not by construction personnel. (Refer to 1.1.3 Tree Work)

### Tree Damage

• Tree damage related to construction activities is to be reported to the Project Forester Within 8 hours after damage has occurred or was discovered.

### Root pruning

- Any root larger than 1.5 inches in diameter must be cleanly cut with a handsaw or loppers soon after it has been uncovered.
- Seal newly cut roots with latex paint.
- Cover exposed roots with three layers of wet burlap material. When temperatures are 80 degrees or higher, the burlap is to be kept regularly kept wet by hose or irrigation system.
- All excavation within the TPZ should be performed manually and is to be monitored by the Project Forester or designated representative.

Watering of Trees During Construction – refer to section 1.5 Water of Trees.

### <u>Inspections</u>

- The Project Forester should perform monthly inspections during the construction period to verify that tree protection measures continue to be properly implemented.
- Additional inspections will be necessary if construction activities impact a protected tree.
- Apart from scheduled visits, the designated representative is to provide a 72 hour notice to the Project Forester when he is required to be on site.
- A written report is to be prepared by the Project Forester after each inspection. The report is to be emailed to the designated representative.

### 3. Post Construction Tree Care

- Tree Maintenance
- Trees preserved at the construction site will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management and irrigation may be required.
- All tree work (pruning and removals) is to be performed by a State of California Licensed Tree Contractor. All pruning is to be performed or directed by an ISA Certified Forester or a WC/ISA or ISA Certified Tree Worker.
- Scheduled Monitoring Visits
- It is recommended that the property owner have the trees inspected for by a Registered Consulting Forester, Certified Forester or Registered Professional Forester on a regular basis for tree health and safety.
- The Forester or Forester is to provide a written report after each visit that will include his/her observations, findings and recommendations.

### Literature Referenced

American National Standard. <u>Tree Care Operations</u> (ANSI 133.1- ANSI A300 et al.) American National Standards Institute 11 West 42<sup>nd</sup> Street New York, NY 10036 c.1994

Council of Tree & Landscape Appraisers, <u>Guide for Plant Appraisal.</u> 9<sup>th</sup> ed. Champaign, IL: Crouse Printing, c. 2000 by ISA

Dreistadt, S.H. and Kelly, J.K. <u>Pests of Landscape Trees and Shrubs.</u> 2<sup>nd</sup> ed. Oakland, CA: UC/ANR Publications (Publication 3359) c.2004

Gilman, E.F. An Illustrated Guide to Pruning. Albany, NY: Delmar Publishers c.1997

Hatch, C.R. <u>Trees of the California Landscape</u>. Berkeley, CA: University of California Press c. 2007

Matheny, N. and Clark, J. <u>Trees and Development</u>. A technical guide to preservation of trees during land development. Champaign, IL: Wadley Graphix Corp. c.1998

Palo Alto, City of. <u>Tree Technical Manual</u>. under the direction of D. Dockter, Managing Forester. Palo Alto, CA: P.A. Department of Planning and Community Environment, 1<sup>st</sup> Edition: June, 2001

Shigo, A.L. A New Tree Biology. Durham, NH: Shigo and Trees, Associates c.1986

# CUIDADO Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area.

Cada arbol pretejido requiere tener por lo menos una tarjeta de advertencia en su cerca.

## WARNING Tree Protection Zone

This fence shall not be moved without approval.
Only authorized personnel may enter this area.

This fence shall not be moved without approval. Only authorized personnel may enter this area.

### **Attachments**

### Certification of Performance and Terms and Conditions



That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Professional Forester State of California.

### **Disclosure Statement**

Foresters are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Forester or to seek additional advice.

Foresters cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Forester cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise, remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk.

Ralph Osterling, President, ACF, CLFA Registered Professional Forester #38

Raph Psteling

State of California



The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Ralph Osterling Consultants, Inc. hereinafter referred to as "ROC".

- 1. Any legal description provided to the consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
- 2. It is assumed that any property referred to in any report or in conjunction with any services performed by ROC, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
- 3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
- 4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. ROC and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
- 5. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects, which could only have been discovered by climbing. A full roots collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.
- 6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
- 7. ROC offers no guarantees or warrantees, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
- 8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
- 9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by ROC or the consultant as to the sufficiency or accuracy of that information.
- 10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a \$25.00 service fee. Advance payment of fees may be required in some cases.

